



Sussex Mews West, W2

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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Second Floor

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Terrace



# Sussex Mews West, W2

Freehold

£3,250,000 STC

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A bright four-bedroom mews house with a roof terrace, moments from Hyde Park.

Beautifully re-developed, this property offers an open plan kitchen/dining area, two reception rooms, a large principal bedroom, three spacious guest bedrooms, four bathrooms including two ensuites, an office, a gym and a utility room. A particular highlight is the roof terrace with a green living wall which leads out from the principal bedroom. The re-design brilliantly balances natural light and spacious rooms with functional spaces. The property also benefits from underfloor heating and whole-house ventilation system (MVHR).

## LOCATION

Sussex Mews West is nestled in an enviable location within the Hyde Park Estate, with Kensington Gardens and Hyde Park only moments away. There are excellent transport links from Paddington Station and Lancaster Gate as well as the local shops and amenities of Connaught Village.



Ground Floor

Ground Floor





First Floor



First Floor



First Floor

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External



## FEATURES

4 Bedrooms	Roof Terrace
Two Ensuite Bathrooms	Reception Room
Two Guest Bathrooms	Open Plan Kitchen/Dining
Sitting Room	Utility Room
Gym	Underfloor Heating & MVHR

## OTHER USEFUL INFORMATION

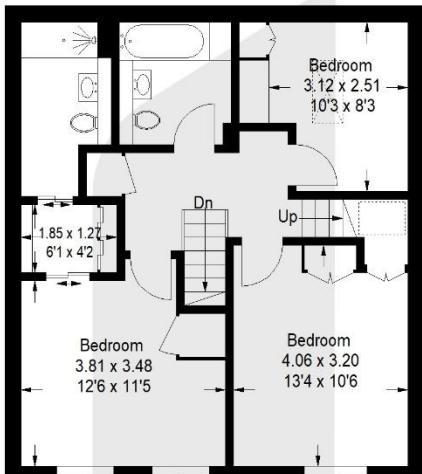
EPC	C
Council Tax Band	G

## NEAREST TUBE STATIONS

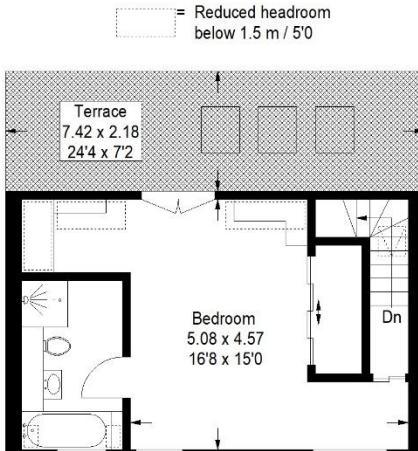
Lancaster Gate and Paddington (Central, Circle, District, Bakerloo, Elizabeth, and National Rail)

# Sussex Mews, W2

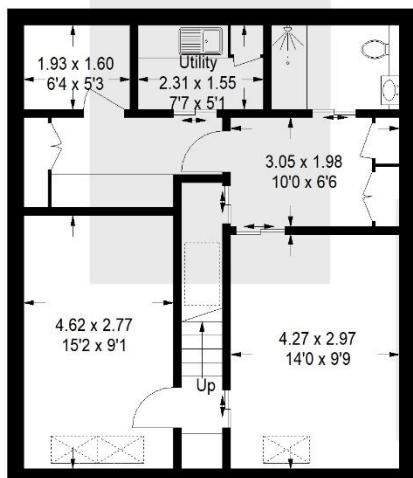
Approximate Gross Internal Area  
205.2 sq m / 2209 sq ft



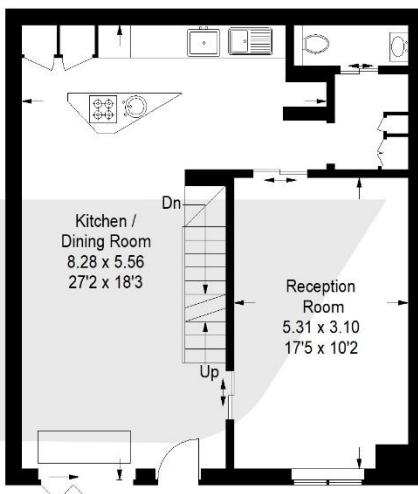
First Floor



Second Floor



Basement



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1224652)

[Dashed box] = Reduced headroom below 1.5 m / 5'0"

Hyde Park  
37-41 Sussex Place, Hyde Park,  
London W2 2TH

South Kensington  
4-5 Kynance Place, South Kensington,  
London SW7 4QS

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We have produced these sales particulars as a general guide. We have not carried out a detailed survey of the property and have not tested the services, appliances, or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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